



Agenda
Parks & Recreation Advisory Board
July 28, 2021
7:00 PM

Rolesville Town Hall

<i>Item</i>	<i>Agenda Topic</i>
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|----|---|
| 1. | Call to order and welcome. |
| 2. | Approve the minutes of May 26, 2021 Parks & Recreation Advisory Board meetings |
| 3. | Old Business |
| 4. | New Business <ul style="list-style-type: none">a. Farm 30% CD updateb. Parks & Recreation Bondc. Cobblestone/Community Centerd. Open Space & Greenway Plan |
| 5. | Reports from Parks & Recreation Director <ul style="list-style-type: none">a. Facilities updateb. Program updatesc. Special Event updates |
| 6. | Committee Report <ul style="list-style-type: none">a. OSAG Committeeb. Facility Naming and Identity Committee |
| 7. | Other Business |
| 8. | Adjourn |

Rolesville Parks and Recreation Advisory Board Meeting
Unapproved Minutes
Via Zoom
May 26, 2021

1. CALL TO ORDER – CHAIR

At 7:05 p.m., May 26, 2021, Terry Ratliff, Chair, called the meeting to order.

The agenda for this meeting was distributed along with the Unapproved Minutes of our March 24, 2021 and April 7, 2021 meetings.

Attending tonight's Zoom meeting were JG Ferguson, Parks and Recreation Director; members Terry Ratliff, Chair; Kevin Mazur, Vice Chair; Mary Ka Powers; Derek Versteegen; Paul Vilga, Town Board Liaison.

2. APPROVAL OF MINUTES

Derek motion to approve the minutes as written. Kevin second and the minutes were approved unanimously.

3. OLD BUSINESS

No old business was discussed.

4. NEW BUSINESS

Farm 30% CD Update

JG gave an update on the Farm reviewed conceptual locations. Updates include a change to the parking area which will be located closer to the entrance. JG expect cost estimates on June 11. We are nearing the completion of the 30% CD.

Boy Scout Project

JG received an enquiry from a parent of a Boy Scout if they could install Bat Boxes in Main Street Park as part of a project. The Parks and Recreation Department has not encouraged many Boy Scout projects lately due to the needed ongoing maintenance and upkeep required from the department once the projects have been completed. JG asked for Board feedback on this potential project idea. Derek suggest we ask for the troop to come back after a period of time to review any needed upkeep and remove if needed. In the past the Board has invited the scout to attend a meeting and present their project to the Board. JG will reach back out to them and invite them to prepare a presentation for the board at a future date.

Youth Football Program

JG reviewed the historical numbers for Tackle Football Program from 2006 through 2021 with the Board. Some history on the program, GRAC (Greater Rolesville Athletics Committee) came together in 2006 and started the Tackle Football Program. In 2017

the program started to experience enrollment lost. This year, 2021, the enrollment is 15. The enrollment in the height of the program in 2007 was 91. This places a burden on the town and the department to keep the program going with expense of equipment and time. JG is considering eliminating tackle football and add a program focus toward teens in its place such as flag football or some other alternative sport. Paul and Terry express their support for Flag Football. JG suggested next Spring the department could do a Spring High School Flag Football League that would set up needed programs for teens. Also looking into other programs such as outdoor basketball and ultimate frisbee. JG suggested the existing tackle football equipment be surpluses to help with the current storage burden. Derek discussed incorporating ultimate frisbee into upcoming projects.

Chandler Ridge development Future Park Land option

JG display a map to the group to show Main Street Park in relation to the new Chandler Ridge development and the part of the property that is being made available from the developer for the town to purchase for a future park. The town has the opportunity to purchase part of the property, 40-60 acres, that is in the Little River Water Shed. There may be a small portion that is located out of the water shed and could have water and sewer brought in for restroom facilities. Currently the partial is land locked, but may be accessible in the future depending on the purposed Jones Dairy Road Extension. The partial would be hard to develop but it may be the best option to get a park in for the growth in that area. Also reviewed was the location of a potential park on Rolesville Road previously discussed which would also meet a need to provide a park in the eastern side of the area. Derek inquired what the developer of Chandler Ridge would do with the land if the town does not purchase it. JG will try to get some more information and will follow up in future meetings.

Bond – Calendar of work to be completed by PARAB

Terry discussed a note received by JG from the town manager on behalf of the Town Board regards to the purposed bond. The Town Commissioners are requesting an outline of activities planned to gauge the public's interested for a bond with estimates on time needed from the town staff to help provide the needed education pieces to be used - a developed outreach plan with firm dates of action. The Town Board would need the information by June 15th to help guide them in consideration of the purposed bond. Mary Ka asked JG to reach out to other towns to request any information they may have that could help the process, to help us develop our plan. Terry will send out a group email to everyone once the information is received.

Cobblestone/Community Center

The town has decided to work with CPL for architectural work for the new Community Center in Cobblestone. JG hopes that the the Feasibility and Programming of the Community Center Project will kick off July 1 and be completed by the end of December.

Open Space & Greenway Plan

JG had internal kick off meeting with McAdams. Looking to start a steering committee of about 20 people starting in mid-June. This will be a joint committee – greenway and bike plan combined. JG is excited to get the project kicked off shortly. Paul asked about the time frame to complete the plan. JG estimated about 9 months.

Future Meetings

The Town Board is moving back to in person meetings starting June 1, 2021. It is up to our board to decide how we would like to meet in the future. The consensus was to get back to in person for the next meeting in July.

5. REPORTS FROM PARKS & RECREATION DIRECTOR

Facilities update

Wayfinding signs for Main Street Park and Granite Falls are currently being fabricated and should be installed first of June. In July, Heritage East and Mill Bridge Nature Park signs will be installed. We now have a standard in place for future development.

The Windscreen for Redford Place Park is here and will be installed soon.

Sponsorships to be featured will start to be sold in June and July. Paul inquired on how the sponsors would be placed on the windscreen. JG describe the process where the signs can be updated and removed as needed.

Military banners went up this week along Granite Fall Blvd. Eight new banners were added this season to the previous banners. JG is looking forward to see how this program will continue to grow in the future.

The department currently has a lift on sight that can be used to trim trees near poles and can be utilized for cleaning shelter roofs.

Carlton Pointe greenway is near completion. JG plans to walk it very soon to confirm all requested updates are in place.

Program updates

Dance programming is now at the community center and is currently going on tonight.

Senior bingo is also going well at the center.

Summer camp will not be using the Young Street building this year due to the sale of the property by the town. The town will be renting space from Village Church to use for several programs including summer camps. Young Street is now officially closed to programming.

Youth spring programming is wrapping up and will be completed by June 11 depending on weather. Very successful last Fall and this Spring. JG complimented the staff on the successful seasons - both full and part time staff. Almost 600 participates for this fall – some of the highest numbers Rolesville has ever had.

Special Events

The town will be holding Fourth of July this year from Redford Place Drive. There will be no band this year, but The Chairman Of The Board is set to perform in 2022. Kristen is back and will be working hard as Special Events Coordinator on lots of upcoming programs this fall.

Staffing update – JG received 72 applications for the position of Program Coordinator and after some vetting plans to interview 4 to 5 and hopes to have the position filled in 4

to 5 weeks.

The Town Board did not approve a new position of Recreation Superintendent but did agree to bring on a Project and Facility Coordinator.

6. COMMITTEE REPORT

OSAG Committee

No Report

Facility Naming and Identity Committee

No Report

Information has been received from JG for future meeting.

7. Other Business

Mary Ka asked about the Trial Art project – JG sated that it will start June 1, information is on the town website. Tracy put this project in place before she left and the department is interested to see how it will turn out.

JG thanked the board for their service and dedication over the last year. It has been a difficult year and he is very appreciative. Terry was also appreciative of JG and Paul and extend gratitude from the whole board.

Aiken Cost Consultants

LETTER OF TRANSMITTAL

12-Jul-21

9:42 AM

RECIPIENT

Name: Rachel Cotter, CLA
Company: McAdams
Address: 2905 Meridian Parkway
Durham, NC 27713
Ph/FAX: (919) 361-5000
e-mail: cotter@mcadamsco.com

SENDER

Name: Bryan Venable
Company: Aiken Cost Consultants
Address: 19 West Stone Avenue
Greenville, SC 29609
Phone: (864)-232-9342
Fax: (864)-233-2573
e-mail: Bryan@AikenCost.com

PROJECT INFORMATION

Project Title: Frasier Farm Athletic Complex
Location: Rolesville, North Carolina
ACC Project #: McA4
Estimate Format: ACC Progressive 10
30% Design Estimate

PURPOSE OF TRANSMITTAL

☒ As Requested ☒ For Your Use ☐ For Your File ☐ For Your Review/Comment ☐ For Your Information

METHOD OF DELIVERY

☐ Direct Express ☐ US Mail ☐ Fax ☐ Hand ☒ e-mail

ITEMS TRANSMITTED

	Number	# Pages
Master Summary	1	2
Summary	1	3
Estimate Phase 1	1	1
Estimate Phase 2	1	10
Estimate Phase 3	1	13
Total Items Transmitted (including this page)	6	30

COMMENTS

We have tried to organize the estimate to simplify your review and analysis. Please click on the tabs at the bottom of your screen to navigate through the estimate. We encourage your careful review and appreciate your questions and comments.

MASTER SUMMARY

30% Design Estimate

For
Frasier Farm Athletic Complex
Louisburg Road
Rolesville, North Carolina

Architect:
McAdams
2905 Meridian Parkway
Durham, NC 27713

Cost Estimator:
Aiken Cost Consultants
19 West Stone Avenue
Greenville, SC 29609

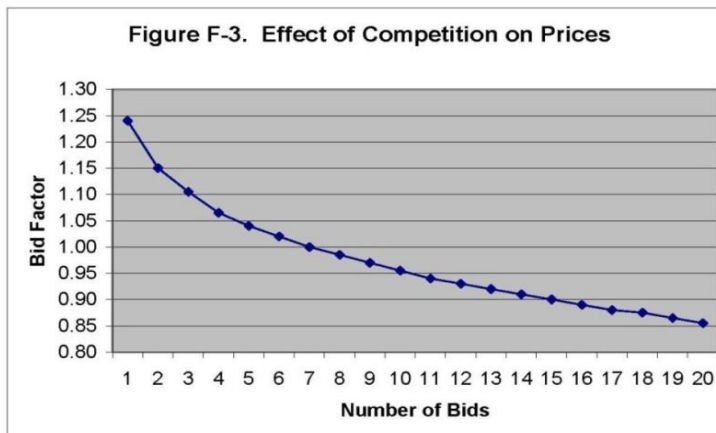
	Total Probable Base Bid		Construction Phase Contingency		Total Construction Cost (TCC)	
	<u>Cost</u>	<u>%</u>	<u>Cost</u>	<u>%</u>	<u>Cost</u>	<u>%</u>
Phase 1						
Sitework - Road	658,891	100.0%	32,945	5.0%	691,835	105.0%
Total Probable Base Bid	\$658,891	100.0%	\$32,945	5.0%	\$691,835	105.0%
Phase 2						
Event Center 5,552 SF @ \$515 per SF	2,859,087	100.0%	142,954	5.0%	3,002,041	105.0%
Amphitheater 1,687 SF @ \$221 per SF	372,205	100.0%	18,610	5.0%	390,815	105.0%
Sitework - Phase 1b	2,888,424	100.0%	144,421	5.0%	3,032,846	105.0%
Total Probable Base Bid	\$6,119,716	100.0%	\$305,986	5.0%	\$6,425,702	105.0%
Phase 3						
Octagon 3,872 SF @ \$274 per SF	1,062,061	100.0%	53,103	5.0%	1,115,164	105.0%
Maintenance Building 3,069 SF @ \$188 per SF	576,254	100.0%	28,813	5.0%	605,067	105.0%
Sitework - Phase 1a	12,803,342	100.0%	640,167	5.0%	13,443,509	105.0%
Total Probable Base Bid	\$14,441,657	100.0%	\$722,083	5.0%	\$15,163,740	105.0%

This estimate is based upon CD Drawings dated 27 January 2020.

This estimate has been prepared in accordance with generally accepted estimating practices and principles. Aiken Cost Consultants' staff is available to discuss our methods, pricing, assumptions, or estimating philosophy with any interested party. Please contact us by phone at (864) 232-9342, by fax at (864) 233-2573, or by e-mail at Brad@AikenCost.com.

Aiken Cost Consultants estimates are intended to be used as a professional opinion of the probable cost of construction, based on our understanding of the design at the time the estimate was prepared. We have no control over General or Subcontractor overhead and profit percentages, bidding climates, schedules, contractor's methods of determining prices, continuing design modifications or addenda, etc., therefore, we cannot guarantee that proposals, bids, or actual construction costs will be within a certain range of this, or subsequent, cost estimates.

When preparing each cost estimate submittal Aiken Cost Consultants reviews current market conditions. It is our opinion that current construction market may be less than competitive at both the General Contractor and Sub Contractor levels. One of several resources the Owner should consider when bidding a project is the "Effect of Competition on Prices" chart developed by the U.S. Army Corp of Engineers. Additional project specific factors to consider (when applicable) are; anticipated mid-point of construction, difficult conditions, phasing, Liquidated Damages, limited or set-aside contracting requirements, etc. These multiple factors should also be considered whenever the project is delayed and/or market conditions change significantly.



BUILDING SUMMARY

30% Design Estimate

FOR

Frasier Farm Athletic Complex

Louisburg Road
Rolesville, North Carolina

Architect: McAdams 2905 Meridian Parkway Durham, NC 27713	Cost Estimator: Aiken Cost Consultants 19 West Stone Avenue Greenville, SC 29609
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Project Data		Area Calculator	
Project Code:	McA4	Event Center	Adjusted Gross 5552 SF
Mid Point of Construction:	Apr 2022	Octagon	3872 SF
Owners Budget:	Unknown	Maintenance Building	3069 SF
ACC Last Estimate:	NA	Amphitheater	1687 SF

Project	Frasier Farm Athletic Complex
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LEVEL 2 GROUP ELEMENTS		Element					
Level 3 Elements		Quantity	Unit	Rate (\$)	Cost		
Event Center		5552	SF	515	\$2,859,087		
A10 Foundations		5552	SF	1.26	6,973		
A15 Slab On Grade		5552	SF	27.27	151,411		
B15 Roof Structure		5552	SF	95.04	527,675		
B20 Exterior Walls		5552	SF	21.74	120,693		
B22 Exterior Windows		5552	SF	21.44	119,021		
B23 Exterior Doors		11	Opng	6,945	76,392		
B30 Roofing		15190	SF	16.13	245,090		
C10 Interior Partitions & Windows		5552	SF	2.01	11,167		
C12 Interior Doors		4	Opng	2,373	9,490		
C13 Interior Specialties		5552	SF	7.69	42,704		
C30 Finishes		5552	SF	12.17	67,584		
D20 Plumbing		5552	SF	33.23	184,520		
D30 HVAC		5552	SF	42.28	234,736		
D40 Fire Protection		5552	SF	143.08	794,395		
D50 Electrical Service & Distribution		5552	SF	5.19	28,822		
D52 Lighting & Branch Wiring		5552	SF	35.85	199,016		
D53 Communication & Branch Wiring		5552	SF	3.02	16,768		
D54 Special Electrical Systems		5552	SF	0.33	1,821		
E10/20 Equipment & Furnishings		5552	SF	3.75	20,809		
Amphitheater		1687	SF	221	\$372,205		
A10 Foundations		1687	SF	13.21	22,290		
A15 Slab On Grade		1687	SF	22.89	38,616		
B15 Roof Structure		1687	SF	41.53	70,062		
B20 Exterior Walls		1687	SF	79.27	133,725		
B30 Roofing		1687	SF	14.52	24,501		
C20 Staircases		1687	SF	7.35	12,407		
D50 Electrical Service & Distribution		1687	SF	11.12	18,752		
D52 Lighting & Branch Wiring		1687	SF	30.09	50,761		
D54 Special Electrical Systems		1687	SF	0.65	1,092		
Octagon		3872	SF	274	\$1,062,061		
A10 Foundations		3872	SF	6.90	26,714		
A15 Slab On Grade		3872	SF	4.07	15,740		

Project		Frasier Farm Athletic Complex				
LEVEL 2 GROUP ELEMENTS		Element				
Level 3 Elements		Quantity	Unit	Rate (\$)	Cost	
B15 Roof & Floor Structure		3872	SF	12.83	49,691	
B20 Exterior Walls		3872	SF	33.36	129,185	
B22 Exterior Windows		3872	SF	9.53	36,896	
B23 Exterior Doors		15	Opng	3,811	57,161	
B30 Roofing		3234	SF	19.12	61,820	
C10 Interior Partitions & Windows		3872	SF	5.20	20,146	
C12 Interior Doors		5	Opng	3,386	16,928	
C13 Interior Specialties		3872	SF	6.80	26,342	
C20 Staircases		3872	SF	10.22	39,557	
C30 Finishes		3872	SF	13.47	52,160	
D20 Plumbing		3872	SF	39.09	151,369	
D30 HVAC		3872	SF	24.42	94,543	
D50 Electrical Service & Distribution		3872	SF	25.69	99,467	
D52 Lighting & Branch Wiring		3872	SF	34.61	134,013	
D53 Communication & Branch Wiring		3872	SF	5.54	21,454	
D54 Special Electrical Systems		3872	SF	0.47	1,821	
E10/20 Equipment & Furnishings		3872	SF	6.99	27,054	
Maintenance Building		3069	SF	188	\$576,254	
A10 Foundations		3069	SF	6.95	21,334	
A15 Slab On Grade		3069	SF	9.07	27,830	
B15 Roof Structure		3069	SF	13.69	42,013	
B20 Exterior Walls		3069	SF	30.05	92,239	
B22 Exterior Windows		3069	SF	2.26	6,943	
B23 Exterior Doors		3069	SF	21.47	65,890	
B30 Roofing		3348	SF	16.23	54,333	
C10 Interior Partitions & Windows		3069	SF	7.40	22,726	
C12 Interior Doors		4	Opng	2,780	11,120	
C13 Interior Specialties		3069	SF	0.67	2,057	
C30 Finishes		3069	SF	5.69	17,466	
D20 Plumbing		3069	SF	12.48	38,302	
D30 HVAC		3069	SF	17.12	52,553	
D50 Electrical Service & Distribution		3069	SF	8.50	26,078	
D52 Lighting & Branch Wiring		3069	SF	23.62	72,490	
D53 Communication & Branch Wiring		3069	SF	3.12	9,569	
D54 Special Electrical Systems		3069	SF	0.36	1,092	
E10/20 Equipment & Furnishings		3069	SF	3.98	12,219	
Sitework - Road					\$658,891	
G10 SITE PREPARATION		5	AC	22,185	110,923	
G20 SITE IMPROVEMENTS		5	AC	105,102	525,510	
G30 SITE MECHANICAL UTILITIES		5	AC	4,492	22,458	
Sitework - Phase 1a					\$12,803,342	
G10 SITE PREPARATION		25	AC	36,820	920,493	
G20 SITE IMPROVEMENTS		25	AC	371,537	9,288,424	
G30 SITE MECHANICAL UTILITIES		25	AC	47,053	1,176,336	
G40 SITE ELECTRICAL UTILITIES		25	AC	56,724	1,418,089	
Sitework - Phase 1b					\$2,888,424	
G10 SITE PREPARATION		7	AC	38,947	272,632	
G20 SITE IMPROVEMENTS		7	AC	268,870	1,882,091	
G30 SITE MECHANICAL UTILITIES		7	AC	61,836	432,855	
G40 SITE ELECTRICAL UTILITIES		7	AC	42,978	300,846	

Project	Frasier Farm Athletic Complex					
LEVEL 2 GROUP ELEMENTS	Element					
Level 3 Elements	Quantity	Unit	Rate (\$)	Cost		
Project Costs, including GC Field Overhead				\$21,220,264		

Project	Frasier Farm Athletic Complex				
LEVEL 2 GROUP ELEMENTS		Element			
Level 3 Elements		Quantity	Unit	Rate (\$)	Cost
The above unit prices INCLUDE the following:					
Fees & Permits	GC Home Office Expense				GC Profit
Bond	Escalation to Mid Point of Construction				Sub-Contractor OH&P
State Sales Tax	Non-Competitive Market				GC Field Overhead
Design Contingency					
The following items are EXCLUDED from this estimate:					
Design Fees					
Inhouse Costs					
Finance Costs					

McA4 Frasier Farm Athletic Complex				
30% Design Estimate			UNIT	TOTAL
DESCRIPTION		U/M	TOTAL	COST
Sitework - Road				\$658,891
G10 SITE PREPARATION	5	AC	=	110,923
G1010 Site Clearing				
Strip & Stockpile Topsoil	1000	CY	16.46	16,460
G1020 Site Demolition & Relocation				
G1030 Site Earthwork				
Cut and Fill W/ 200 HP Dozer, 150' haul	1000	LCY	7.83	7,829
Mobilization & Demob. of Excavation Equipment (Min)	1	EA	22,080	22,080
Finish Grading				
Redistribute stockpiled topsoil	1000	CY	9.96	9,959
Fine Grading	9019	SY	6.05	54,595
G20 SITE IMPROVEMENTS	5	AC	=	525,510
G20 Roadways & Parking				
Asphalt Paving, 8"Stone, 2.5"Binder, 1.5"Surface	9019	SY	52.67	474,987
Concrete Curb & Gutter	313	LF	19.33	6,050
Vehicle Guard Rail	275	LF	6.89	1,895
Vehicle Guard Rail Ends	2	EA	238	476
Vehicle Guard Rail Posts	28	EA	174	4,871
G2040 Site Development				
Temporary Gravel Entrance - 8"gravel (includes removal)	275	SY	19.58	5,386
Tree Protection Fencing	2000	LF	5.25	10,506
G2050 Landscaping				
Hydro-seed, Fescue w/Mulch & Fertilizer	30.5	MSF	92.74	2,829
Trees Up to 12' Ht.	51	EA	363	18,512
G30 SITE MECHANICAL UTILITIES	5	AC	=	22,458
G3030 Storm Sewer				
15" RCP w/Gaskets, Excl Excavation & Backfill	91	LF	58.19	5,295
18" RCP w/Gaskets, Excl Excavation & Backfill	56	LF	67.45	3,777
Concrete Flared End Section,	5	EA	1,020	5,100
Precast Catch Basins, 6' Deep Incl.Grate, Excavation & B.	1	EA	8,285	8,285
PROJECT SUBTOTAL =====>			\$	658,891

McA4

Frasier Farm Athletic Complex				
30% Design Estimate				
DESCRIPTION	U/M		UNIT TOTAL	TOTAL COST
Event Center				\$2,859,087
A10 Foundations	5552	SF	=	6,973
18" Wide x 18" Long x 12" Deep - Column Footing	38	EA	184	6,973
A15 Slab On Grade	5552	SF	=	151,411
4" Standard SOG, WWF, VB, Gravel Base, Form, Finish	5260	SF	9.98	52,500
Reinforced Thickened Slab Edge	1080	LF	91.58	98,911
B15 Roof Structure	5552	SF	=	527,675
Wood Trusses	14125	SFFloor	6.56	92,674
19/32" Roof Sheathing	14125	SF	4.11	58,120
2x6 T&G Decking	14125	SF	9.76	137,848
2x10	936	LF	4.15	3,882
8"x8" Wood Columns	38	EA	6,188	235,150
B20 Exterior Walls	5552	SF	=	120,693
Fiber Cement Plank Siding, on furring	4728	SF	8.04	38,004
Vertical Clapboard Wood Siding, on furring	1466	SF	11.89	17,425
7/16" Plywood w/ weather barrier	6194	SF	2.38	14,728
5/8" Gyp Brd-1 side on 2x4 wood studs, batt	1466	SF	6.18	9,059
5/8" Gyp Brd-1 side on 6" met studs, spray foam ins	4728	SF	8.77	41,478
B22 Exterior Windows	5552	SF	=	119,021
Fixed Aluminum Frame (Storefront), insul glass	1200	SF	99.18	119,021
B23 Exterior Doors	11	Opng	=	76,392
3'x 7' SCW door w/ HM frame, paint, & hdwr	1	EA	2,037	2,037
3'x 7' SCW door, louvered w/ HM frame, paint, & hdwr	4	EA	2,332	9,327
Pair 3'x8' alum./ full glass door w/ alum. frame/panic hdw	6	PR	10,838	65,028
B30 Roofing	15190	SF	=	245,090
5V Crimp Metal Roofing Panels	15190	SF	8.71	132,257
3/4" Plywood w/ weather barrier	15190	SF	3.94	59,790
R-30 Insulation	15190	SF	2.92	44,280
Ridge Cap	180	LF	12.29	2,212
Ext Gyp Bd Soffit	192	SF	7.64	1,467

Prefinished Aluminum Gutters	355	LF	9.38	3,330
Prefinished Aluminum Downspouts	228	LF	7.69	1,752
C10 Interior Partitions & Windows	5552	SF	=	11,167
5/8" Gyp Brd-1 side on 2x4 wood studs, batt	880	SF	6.18	5,438
5/8" Gyp Brd-2 sides on 2x4 wood studs, batt	700	SF	8.18	5,729
C12 Interior Doors	4	Opng	=	9,490
3'x 7' SCW door w/ HM frame, paint, & hdwr (4-7/8" D)	1	EA	2,037	2,037
Pair 3'x 7' SCW door w/ HM frame, paint, & hdwr (4-7/8" D)	1	PR	3,604	3,604
Counter Door, rolling, aluminum	52	SF	74.02	3,849
C13 Interior Specialties	5552	SF	=	42,704
Mirror w/ SS Frame, 24"W x36"H	1	EA	251	251
Mirror, wall type	64	SF	24.81	1,588
Toilet Tissue Dispenser, Double Roll	13	EA	63.48	825
Robe or Coat Hook	13	EA	42.17	548
Sanitary Napkin Disposal (Surface Mounted)	10	EA	433	4,332
Electric Hand Dryer	5	EA	1,312	6,559
Soap Dispenser	5	EA	121	603
Stainless Steel Grab Bars, 18"	3	EA	78.82	236
Stainless Steel Grab Bars, 36"	3	EA	90.77	272
Stainless Steel Grab Bars, 42"	7	EA	98.89	692
Toilet Partition, plastic laminate	12	EA	1,705	20,459
Urinal Partition, plastic laminate	4	EA	1,584	6,337
C30 Finishes	5552	SF	=	67,584
Wall Finishes				
Paint (low-VOC) drywall, primer & 2 coats- spray	8000	SF	0.47	3,741
Ceramic Tile Walls, thin set w/ low VOC adhesive	476	SF	12.94	6,160
Fiberglass Reinf. Panels, (FRP), Low VOC Adh	510	SF	4.06	2,070
Floor Finishes				
Stained Concrete (low-VOC)	3362	SF	1.39	4,684
Seal Coat Concrete (low-VOC)	86	SF	0.55	47.31
Ceramic Tile Floors, low VOC adh	946	SF	14.65	13,862
Quarry Tile Floors, 6"x6" w/ low VOC adhesive	772	SF	20.01	15,451
Wood Base, Finished	286	LF	6.52	1,865
Ceramic Tile , Cove Base, 6", low VOC adh	244	LF	15.78	3,851
Quarry Tile Base w/ low VOC adhesive	168	LF	18.07	3,036
Ceiling Finishes				
ACT (Seismic) 24"X 24", 5/8" Mineral Fiber,Tegular	780	SF	6.50	5,068
Gyp Board Ceiling,taped,finish,paint,susp system	1096	SF	7.07	7,749

D20 Plumbing	5552	SF	=	184,520
Plumbing Fixtures				
Lavatory, Wall Hung, ADA (P-1A)	2	EA	1938	3,876
Water Closet, Flush Valve, Wall Hung, ADA Mtg. Ht. (P-3A)	5	EA	2245	11,226
Water Closet, Flush Valve, Wall Hung (P-3B)	8	EA	2245	17,962
Urinal, Wall Mtd., ADA Mtg. Ht. (P-6A)	1	EA	1529	1,529
Urinal, Wall Mtd. (P-6B)	3	EA	1529	4,586
Flush Valve Sensor for WC & Urinal	17	EA	704	11,973
Lavatory, Counter Top (P-8A)	6	EA	1365	8,192
Floor Drain w/P Trap (P-9A, 9B)	5	EA	535	2,675
½" Hose Bibb w/Vacuum Breaker (P-10A)	2	EA	204	408
Freeze Proof Hose Bibb (P-11A)	1	EA	666	666
Floor Sink 12 x 12 w/ Slotted Grate (P-12A)	1	EA	1453	1,453
Electric Water Heater, 60 Gal (DWH-1)	1	EA	4009	4,009
Hot Water Circulating Pump, 1/6 HP, Cast Iron (RCP-1)	1	EA	2034	2,034
Domestic Water Piping				
Domestic Water Piping w/ Insul.	1	LS	64575	64,575
Sanitary Waste & Vent Piping				
Sanitary Waste & Vent Piping	1	LS	45852	45,852
Plumbing Specialties				
Vibration Isolation & Seismic Restraint	5,552	SF	0.15	859
Submittals and Close Out Documentation	5,552	SF	0.08	467
Plumbing Shop Drawings	5,552	SF	0.11	622
Plumbing "As Built" Drawings	5,552	SF	0.08	467
Pressure Test Domestic / DWV Lines	5,552	SF	0.04	233
Disinfect Domestic Water Lines	5,552	SF	0.03	156
Pipe Labeling / Tagging	5,552	SF	0.07	389
One Year Contractor Service Warranty	5,552	SF	0.06	311
D30 HVAC	5552	SF	=	234,736
Air Package Units				
CV Outdoor DX A/C w/Electric Heat, 25 Ton (AHU-E1)	1	EA	62018	62,018
Heat Recovery Wheel Unit, 2400 CFM (ERV-E1)	1	EA	16985	16,985
Ductless Split Syst., Cooling/Heating, 3 Ton	1	EA	9202	9,202
Ductwork				
Galv. Rectangular & Round Duct (over 5000#)	8830	LB	10.92	96,456
Duct Insulation				
Duct Insulation / Liner, 2" Thk, 1½ Lb Density	4427	SF	4.92	21,781
Grilles, Registers & Diffusers				
Ceiling Diffuser	8	EA	237	1,894
Sidewall Grille	48	EA	138	6,617
Unit Heaters				
Electric Wall Heater (Sprinkler Room)	1	EA	648	648

Controls System					
Basic Thermostat Controls w/ Interlock Wiring	5,552	SF	1.34	7,432	
HVAC Specialties					
Vibration Isolation & Seismic Restraint	5,552	SF	0.59	3,267	
HVAC Shop Drawings	5,552	SF	0.32	1,750	
HVAC "As Built" Drawings	5,552	SF	0.23	1,283	
Submittals and Close Out Documentation	5,552	SF	0.21	1,167	
Operation & Maintenance Manuals (O & M's)	5,552	SF	0.08	467	
Inspection & Limited Commissioning	5,552	SF	0.34	1,867	
Owner Training For Operating Personnel	5,552	SF	0.08	467	
One Year Contractor Service Warranty	5,552	SF	0.11	583	
Piping / Equipment Labeling & Tagging	5,552	SF	0.06	311	
Concrete Pad For Condensing Unit	1	EA	541	541	
D40 Fire Protection	5552	SF	=	794,395	
Dry Pipe System					
Dry Pipe Sprinkler System, Ord. Haz. (1st Flr)	5552	SF	7.76	43,102	
Air Compressor, 1/3 HP, 200 Gal. Sprinkler Capacity	1	EA	1454	1,454	
Fire & Booster Pumps					
Diesel Fire Pump, 30 HP	1	EA	116714	116,714	
Jockey Pump	1	EA	5994	5,994	
Prefab Pump House, 15' x 15'	1	EA	68591	68,591	
Pipe, Valves & Fittings	1	LS	113613	113,613	
Other Fire Protection					
53000 Gal. Storage Tank, 24' Dia. X 16' High	1	EA	426708	426,708	
6" DIMJ Pipe	120	LF	59.89	7,186	
Excavate & Backfill	90	CY	122.58	11,032	
D50 Electrical Service & Distribution	5552	SF	=	28,822	
Panels					
Panelboard, 225A, 208 volt, MCB, 42 ckt., w/1P brkrs	1	EA	10,628	10,628	
Panelboard, 225A, 208 volt, MLO, 42 ckt., w/1P brkrs	1	EA	6,672	6,672	
Panelboard steel support	2	EA	318	635	
Panel Feeders					
1-2 1/2" PVC, 4' deep, concrete encased	90	LF	50.21	4518.68	
2 1/2" RSC elbow	2	EA	114	227.92	
2 1/2" PVC Sch. 40 adapter	2	EA	32.66	65.32	
2 1/2" EMT w/ 11 coup, 2 elbows & 2 term. per 100'	10	LF	23.01	230	
2 1/2" EMT elbow	2	EA	102	204	
2 1/2" EMT connector	2	EA	110	221	
2 1/2" EMT coupling	4	EA	110	442	
#4/0 THHN wire, copper	480	LF	10.31	4,948	
#4 THHN wire, copper	10	LF	2.92	29.16	

D52 Lighting & Branch Wiring	5552	SF	=	199,016
Light Fixtures				
Type: A	12	EA	537	6,441
Type: B	6	EA	427	2,559
Type: C	68	EA	529	35,957
Type: D	180	LF	104	18,632
Type: F	20	EA	647	12,940
Type: G	170	LF	104	17,597
Type: J	2	EA	375	751
Type: XB	6	EA	478	2,866
Type: XRH	9	EA	273	2,458
Type: XWB	9	EA	375	3,378
Lighting Conduit & Wire				
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	1400	LF	8.22	11,511
3/4" EMT connector	280	EA	13.99	3,918
3/4" EMT field bend	280	EA	9.82	2,749
4" Square box w/cover (ring), support	140	EA	57.72	8,081
#12 THHN wire, copper	5600	LF	0.94	5,282
Fixture whip, (3) #12THHN	140	EA	45.98	6,437
Lighting Controls				
Switch, 20 amp, 1 pole, w/box, ring, cover	1	EA	143	143
Switch, 20 amp, 3 way, w/box, ring, cover	1	EA	163	163
Dimmer Switch, LED, w/box, ring, cover	5	EA	416	2,079
3-way Dimmer Switch, LED, w/box, ring, cover	1	EA	424	424
Key Switch, 20 amp 1 pole, w/box, ring, cover	2	EA	169	338
Occupancy Sensor, 1-pole, wall, w/box, ring, cover	1	EA	292	292
Occ Sensor, ceiling, w/box, ring, cover	7	EA	414	2,898
Remote power pack	3	EA	150	449
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	360	LF	8.22	2,960
3/4" EMT connector	36	EA	13.99	504
3/4" EMT field bend	36	EA	9.82	353
4" Square box w/cover (ring), support	18	EA	57.72	1,039
#12 THHN wire, copper	1440	LF	0.94	1,358
Receptacles				
Duplex Receptacle, 20 amp, w/box, ring, cover	26	EA	142	3,681
GFI Receptacle, 20 amp, w/box, ring, cover	3	EA	181	543
WPGFI Receptacle, 20 amp, w/box, ring, wp cover	12	EA	199	2,391
Floor box	9	EA	824	7,417
Receptacle Conduit & Wire				
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	1500	LF	8.22	12,333
3/4" EMT connector	100	EA	13.99	1,399
3/4" EMT field bend	100	EA	9.82	982
4" Square box w/cover (ring), support	50	EA	57.72	2,886
#12 THHN wire, copper	6000	LF	0.94	5,660
Equipment Connections				

Air handling unit - Equipment Connection	2	EA	208	417
ERV - Equipment Connection	1	EA	175	175
Water heater - Equipment Connection	1	EA	157	157
Equipment Conduit & Wire				
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	500	LF	8.22	4,111
3/4" EMT connector	8	EA	13.99	112
3/4" EMT field bend	8	EA	9.82	78.53
4" Square box w/cover (ring), support	4	EA	57.72	231
#12 THHN wire, copper	2000	LF	0.94	1,887
D53 Communication & Branch Wiring	5552	SF	=	16,768
Fire Alarm System				
Fire Alarm	5552	SF	2.90	16,097
Telecom System (rough in)				
1" EMT w/ 11 coup, 2 bends & 2 term. per 100'	30	LF	10.50	315
1" EMT connector	6	EA	18.41	110
1" EMT field bend	6	EA	10.69	64.17
4 11/16" Square box w/cover (ring), support	3	EA	60.46	181
D54 Special Electrical Systems	5552	SF	=	1,821
Grounding & Lightning Protection Systems				
Misc. grounding	1	LS	1,821	1,821
E10/20 Equipment & Furnishings	5552	SF	=	20,809
Counter Tops, solid surface	16	LF	222	3,559
Counter Tops, stainless steel	24	LF	719	17,250
Amphitheater				\$372,205
A10 Foundations	1687	SF	=	22,290
84" Wide x 84" Long x 15" Deep - Column Footing	4	EA	1,837	7,349
18" Concrete Pedestal	4	EA	405	1,620
32" Wide x 12" Deep - Strip Footing	132	LF	101	13,322
A15 Slab On Grade	1687	SF	=	38,616
5" Standard SOG, WWF, VB, Gravel Base, Form, Finish	1060	SF	10.25	10,866
Reinforced Thickened Slab Edge	303	LF	91.58	27,750
B15 Roof Structure	1687	SF	=	70,062
6.75x16.5 Glulam Beam	339	LF	153	51,868
8.75x16.5 Glulam Beam	61	LF	199	12,122

7/16" Plywood w/ weather barrier	1687	SF	3.60	6,072
B20 Exterior Walls	1687	SF	=	133,725
6" Cast in place Concrete, reinf, 3000 PSI	3516	SF	38.03	133,725
B30 Roofing	1687	SF	=	24,501
5/8" Gypsum cover board	1687	SF	1.43	2,420
Standing Seam , including fasteners & trim, galvalum	1687	SF	13.09	22,081
C20 Staircases	1687	SF	=	12,407
Concrete Stairs, Cast on Ground	49	LFN	38.27	1,875
Concrete Steps, Cast on Ground	245	SF	14.95	3,662
Steel, 1-1/2" pipe railing - 2 rails, painted	90	LF	76.32	6,869
D50 Electrical Service & Distribution	1687	SF	=	18,752
Panels				
Panelboard, 225A, 208 volt, MCB, 42 ckt., w/ brkrs, nema 3R	1	EA	11,054	11,054
Panelboard steel support	1	EA	1,092	1,092
Panel Feeders				
1-2 1/2" PVC, 4' deep, concrete encased	60	LF	50.21	3012.45
2 1/2" RSC elbow	2	EA	113.96	227.92
2 1/2" PVC Sch. 40 adapter	2	EA	32.66	65.32
#4/0 THHN wire, copper	320	LF	10.31	3,299
D52 Lighting & Branch Wiring	1687	SF	=	50,761
Light Fixtures				
Type: F	8	EA	647	5,176
Type: Q	21	EA	462	9,695
Type: Stage lighting strip	3	EA	6,615	19,844
Lighting Conduit & Wire				
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	150	LF	8.22	1,233
3/4" EMT connector	22	EA	13.99	308
3/4" EMT field bend	22	EA	9.82	216
4" Square box w/cover (ring), support	11	EA	57.72	635
#12 THHN wire, copper	600	LF	0.94	566
Fixture whip, (3) #12THHN	11	EA	45.98	506
3/4" PVC Sch. 40 conduit	400	LF	7.50	3,001
3/4" PVC Sch. 40 elbow	42	EA	19.90	836
3/4" PVC Sch. 40 adapter	42	EA	19.43	816
#12 THHN wire, copper	1200	LF	0.94	1,132
Chain Trenching, 8"x36", backfill	300	LF	1.49	447

Receptacles					
WPGFI Receptacle, 20 amp, w/box, ring, wp cover	11	EA	199	2,192	
Receptacle Conduit & Wire					
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	250	LF	8.22	2,056	
3/4" EMT connector	22	EA	13.99	308	
3/4" EMT field bend	22	EA	9.82	216	
4" Square box w/cover (ring), support	11	EA	57.72	635	
#12 THHN wire, copper	1000	LF	0.94	943	
D54 Special Electrical Systems	1687	SF	=	1,092	
Grounding & Lightning Protection Systems					
Misc. grounding	1	LS	1,092	1,092	
Sitework - Phase 1b				\$2,888,424	
G10 SITE PREPARATION	7	AC	=	272,632	
G1010 Site Clearing					
Strip & Stockpile Topsoil	1879	CY	16.46	30,928	
Retaining Wall					
Segmental Retaining Wall, 12" Thck	2605	SF	19.03	49,586	
G1030 Site Earthwork					
Cut and Fill W/ 200 HP Dozer, 150' haul	3757	LCY	7.83	29,412	
Mobilization & Demob. of Excavation Equipment (Min)	1	EA	22,080	22,080	
Erosion Control					
Silt Fence, Polypropylene, 3' High	340	LF	2.49	846	
Finish Grading					
Redistribute stockpiled topsoil	1879	CY	9.96	18,713	
Fine Grading	20000	SY	6.05	121,067	
G20 SITE IMPROVEMENTS	7	AC	=	1,882,091	
G20 Roadways & Parking					
Asphalt Paving, 6"Stone, 2"Surface	2950	SY	45.30	133,626	
Asphalt Paving, 8"Stone, 2.5"Binder, 1.5"Surface	4774	SY	52.67	251,423	
Concrete Curb & Gutter	2446	LF	19.33	47,283	
Pervious Paving , Brick Pavers	420	SF	25.77	10,824	
Pavement Markings or Gore Lines	510	SF	3.59	1,831	
Painted Crosswalk	144	SF	4.54	654	
Pavement Markings, 4" Wide incl. Layout	2595	LF	0.41	1,055	
Signage					
Pavement Markings Thermoplastic, 4" Wide incl. Layout	2538	LF	6.88	17,469	
Pavement Markings or Gore Lines	291	SF	3.44	1,000	
Handicap Symbols	7	EA	99.53	697	
Handicap Sign	6	EA	465	2,788	
G2030 Pedestrian Paving					

Concrete Sidewalk 4", cast on ground	25430	SF	8.25	209,888
Concrete Stair Landings, Cast on Ground	115	SF	14.95	1,719
Concrete Step, Cast on Ground	344	LFN	53.06	18,254
Brick Pavers, 4x8x2¼", Gravel Base, Sand Bed	873	SF	31.38	27,396
Grit Path w/metal edging	6825	SF	25.77	175,891
Stepping Stones	62	EA	1,160	71,903
G2040 Site Development				
Temporary Gravel Entrance - 8" gravel (includes removal)	275	SY	19.58	5,386
Fencing				
Tree Protection Fencing	4770	LF	5.25	25,056
Fall Protection Fencing, 42"	100	LF	74.90	7,490
5' H Chain Link Fence, 9 ga. Vinyl Coated Galv. steel	1106	LF	21.36	23,628
Dbl Swing Gate for 5' chain link fence, 12' Opening	2	EA	1,619	3,239
Other Site Improvements				
6" Dia. Pipe Bollard, Conc. Filled	16	EA	1,304	20,859
Concrete Bench w/Wood Rail Back, 8' Lg.	2	EA	2,276	4,552
Sculpture Base	30	SY	63.59	1,908
Flagpole, aluminum tapered, 30' incl base and found	1	EA	4,005	4,005
Synthetic Turf	1000	SF	15.46	15,462
#78 Stone	4	CY	77.31	309
Geotex	77	SY	2.90	223
Picnic Structures				
Pre Fab Restroom @ Dog Park				
Prefab Restroom Structure incl foundation and installation	875	SF	515	451,002
Site Structures				
Trellis w/swings	1	EA	20,617	20,617
Composite Deck Bridge	2	EA	19,329	38,657
Wetland Observation Platform	1	EA	38,657	38,657
Arbor	2	EA	6,443	12,886
G2050 Landscaping				
Meadow Mix, Seeded, Shade Mix, mulch, fertilizer	125	MSF	88.20	11,025
Seeded, Turf Mix, mulch fertilizer	10	MSF	98.20	982
Mulch, Pine Straw	6500	SY	5.21	33,885
3 Gal	924	EA	52.40	48,422
Up to 8' Ht.	15	EA	181	2,722
Up to 12' Ht.	115	EA	363	41,742
Grove Plantings	1	LS	19,329	19,329
Woodland Plantings	1	LS	16,107	16,107
Ornamental Plantings	1	LS	9,664	9,664
Bluegrass Sod, Amphitheater	1	MSF	550	550
Bluegrass Sod	91	MSF	550	50,026
G30 SITE MECHANICAL UTILITIES	7	AC	=	432,855
G3010 Water Supply				
1½" Red. Press. Backflow Preventer w/ Ball Valves	1	EA	1,932	1,932

3" Gate Valve	9	7	4,178	37,605
3" DIMJ Pipe	1017	LF	91.62	93,183
3" DIMJ 90° Elbow	7	EA	539	3,774
3" Thrust Blocks	7	EA	62.32	436
Excavating Trencher 4"-16" wide & 6' deep incl. backfill	1017	LF	11.03	11,220
Fire Dept Connection	1	EA	1,933	1,933
1000 gal Bladder Tank	2	EA	3,221	6,443
G3020 Sanitary Sewer				
4" PVC Yard Clean Out	9	EA	140	1,260
4" PVC, DWV (B/G) w/o FtgS	838	LF	11.11	9,312
Septic Drain Fields				
Sewer Service Connection	1	EA	1,933	1,933
1500 gal. Septic Tank, 600 sf Field, (200 LF RUN)	2	EA	29,844	59,688
Excavate & Backfill-Heavy Soil / Clay (3/4 CY)	1870	CY	20.30	37,961
Hauling, 12 cy dump truck, 10 mile cycle (35mph)	769	LCY	10.22	7,857
Excavating Trencher 16"-24" wide & 6' deep incl. backfill	50	LF	11.78	589
G3030 Storm Sewer				
Culvert, 52" (x2)	124	LF	322	39,983
Culvert End Sections	4	EA	1,160	4,640
15" RCP w/Gaskets, Excl Excavation & Backfill	164	LF	58.19	9,543
15" HDPE, Solid Walled	126	LF	25.77	3,247
18" HDPE, Solid Walled	271	LF	28.35	7,682
24" HDPE, Solid Walled	335	LF	28.99	9,713
Precast Catch Basins, 6' Deep Incl.Grate, Excavation & B.F.	9	EA	8,285	74,565
Rip-Rap, Machine-Placed for Slope Protection	42	SY	199	8,356
G40 SITE ELECTRICAL UTILITIES				
	7	AC	=	300,846
G4010 Electrical Distribution				
Transformer pad (vault)	4	EA	4,025	16,099
G4020 Site Lighting				
Light Fixtures				
Type: R	530	LF	45.47	24,102
Type: R transformer	18	EA	482	8,683
Type: SL	32	EA	4,410	141,116
Type: SB	16	EA	2,253	36,045
Type: SP	4	EA	375	1,502
Light Pole Base (SL)	32	EA	1,035	33,123
Bollard Base (SB)	16	EA	569	9,099
Flood Base (SP)	4	EA	273	1,092
Lighting Conduit & Wire				
1" PVC Sch. 40 conduit	2700	LF	4.30	11,618
1" PVC elbow	98	EA	24.82	2,433
1" PVC Sch. 40 adapter	98	EA	21.39	2,096
#10 THHN wire, copper	8100	LF	1.21	9,814
Chain Trenching, 8"x36", backfill	2700	LF	1.49	4,024

Frasier Farm Athletic Complex

30% Design Estimate

DESCRIPTION	U/M		TOTAL	COST
Octagon				\$1,062,061
A10 Foundations	3872	SF	=	26,714
24" Wide x 12" Deep - Strip Footing	76	LF	82.05	6,236
32" Wide x 12" Deep - Strip Footing	200	LF	101	20,184
Seal Coat Concrete (low-VOC)	534	SF	0.55	294
A15 Slab On Grade	3872	SF	=	15,740
4" Standard SOG, WWF, VB, Gravel Base, Form, Finish	1577	SF	9.98	15,740
B15 Roof & Floor Structure	3872	SF	=	49,691
Roof				
Wood Trusses	1842	SFFloor	6.54	12,049
Cupola Structure	1	LS	5,000	5,000
Wood Canopy Roof Structure	1	LS	7,500	7,500
Floor				
23/32" Plywood Floor Underlayment	1310	SF	5.54	7,263
2x10 wood joists @ 16" oc w/ 3/4" T&G subfloor	1770	LF	10.10	17,878
B20 Exterior Walls	3872	SF	=	129,185
Fiber Cement Plank Siding, on furring	2850	SF	8.04	22,908
Vertical Clapboard Wood Siding, on furring	1184	SF	11.89	14,073
8" CMU	2850	SF	14.16	40,356
3/4" Plywood w/ weather barrier	1184	SF	3.36	3,975
3" Rigid Insulation	2850	SF	3.51	10,017
5/8" Gyp Brd-1 side on 2x4 wood studs, batt	1184	SF	6.18	7,316
6" Concrete Block, grouted	1142	SF	15.89	18,142
5/8" Gyp Brd-2 sides on 2x4 wood studs, batt	1078	SF	8.18	8,823
Epoxy Paint (low-VOC)	2300	SF	1.55	3,575
B22 Exterior Windows	3872	SF	=	36,896
Fixed Aluminum Frame (Storefront), insul glass	372	SF	99.18	36,896
B23 Exterior Doors	15	Opng	=	57,161
3'x7' HM door w/hm. frame, paint, & panic hdwr.	2	EA	4,365	8,729

3'x7' HM door, louvered w/hm. frame, paint, & panic hdwr.	6	EA	4,659	27,955
3'x7' HM door w/hm. frame, paint, & panic hdwr, Rated	1	EA	5,183	5,183
6'x8' Metal Gate	2	EA	4,390	8,780
Counter Door, rolling, aluminum	88	SF	74.02	6,514
B30 Roofing	3234	SF	=	61,820
5V Crimp Metal Roofing Panels	3234	SF	8.71	28,158
7/16" Plywood w/ weather barrier	3234	SF	3.60	11,639
R-30 Insulation	3234	SF	2.92	9,427
TPO Membrane Roofing 60 mils fully adhered	188	SF	2.33	438
Rigid Insulation, 3" thick, straight	188	SF	2.28	428
Rigid Insulation, tapered for drainage	30	BF	1.14	34.26
Aluminum Coping	62	LF	27.41	1,700
Cont. Rain Dispersal System	364	LF	16.28	5,924
Prefinished Aluminum Downspouts	22	LF	7.69	169
Overflow Scupper	2	EA	829	1,658
Roof Hatch, 3x3	1	EA	2,244	2,244
C10 Interior Partitions & Windows	3872	SF	=	20,146
6" Concrete Block, grouted	704	SF	15.89	11,184
8" Concrete Block, fire rated	206	SF	24.19	4,984
5/8" Gyp Brd-2 sides on 2x4 wood studs, batt	486	SF	8.18	3,978
C12 Interior Doors	5	Opng	=	16,928
3'x 7' SCW door, half glass w/ HM frame, paint, & hdwr	3	EA	2,700	8,100
3'x7' HM door w/hm. frame, paint, & panic hdwr, Rated	2	EA	4,414	8,828
C13 Interior Specialties	3872	SF	=	26,342
Mop & Broom Holder	1	EA	174	174
Mirror w/ SS Frame, 24"W x36"H	6	EA	251	1,504
Toilet Tissue Dispenser, Double Roll	10	EA	63.48	635
Robe or Coat Hook	10	EA	42.17	422
Sanitary Napkin Disposal (Surface Mounted)	6	EA	433	2,599
Electric Hand Dryer	4	EA	1,312	5,247
Soap Dispenser	6	EA	121	723
Stainless Steel Grab Bars, 18"	4	EA	78.82	315
Stainless Steel Grab Bars, 36"	4	EA	90.77	363
Stainless Steel Grab Bars, 42"	4	EA	98.89	396
Toilet Partition, phenolic	9	EA	1,552	13,964

C20 Staircases	3872	SF	=	39,557
Metal Pan,Cement Filled Stair,Rail,Landings,24 Risers	1	FLT	38,558	38,558
Ladder, 24" wide, bolted	8	VLF	125	999
C30 Finishes	3872	SF	=	52,160
Wall Finishes				
Paint (low-VOC) drywall, primer & 2 coats- spray	3016	SF	0.47	1,410
Epoxy Paint (low-VOC)	3706	SF	1.55	5,760
Floor Finishes				
Epoxy Floor Coating (low-VOC)	1150	SF	16.26	18,701
Vinyl Composition Tile w/ low VOC adhesive	1234	SF	7.03	8,677
Rubber Base, Cove w/ low VOC adhesive	376	LF	3.63	1,365
Ceiling Finishes				
Gyp Board Ceiling,taped,finish,paint,susp system	2298	SF	7.07	16,247
D20 Plumbing	3872	SF	=	151,369
Plumbing Fixtures				
Lavatory, Wall Hung, ADA (P-1A)	4	EA	1938	7,751
Lavatory, Wall Hung (P-1B)	2	EA	1823	3,646
Water Closet, Tank Type, Floor Mtd, Hdcp'd. (P-2A)	4	EA	1929	7,716
Water Closet, Tank Type, Floor Mtd (P-2B)	6	EA	1929	11,573
Electric Water Cooler, w/Bottle Filler (P-5A)	2	EA	4586	9,172
Urinal, Wall Mtd., ADA Mtg. Ht. (P-6A)	1	EA	1529	1,529
Urinal, Wall Mtd. (P-6B)	1	EA	1529	1,529
Flush Valve Sensor for WC & Urinal	2	EA	704	1,409
Service Sink, Wall Hung (P-7A)	1	EA	3147	3,147
Floor Drain w/P Trap (P-9A)	4	EA	535	2,140
½" Hose Bibb w/Vacuum Breaker (P-10A)	4	EA	204	817
Freeze Proof Hose Bibb (P-11A)	3	EA	666	1,998
Electric Water Heater, 60 Gal (DWH-2)	1	EA	4009	4,009
Hot Water Circulating Pump, 1/6 HP, Cast Iron (RCP-2)	1	EA	2034	2,034
Domestic Water Piping				
Domestic Water Piping w/ Insul.	1	LS	45852	45,852
Sanitary Waste & Vent Piping				
Sanitary Waste & Vent Piping	1	LS	30568	30,568
Macerator/Grinder Pump	1	LS	12100	12,100
Plumbing Specialties				
Vibration Isolation & Seismic Restraint	6,941	SF	0.15	1,073
Submittals and Close Out Documentation	6,941	SF	0.08	583

Plumbing Shop Drawings	6,941	SF	0.11	778
Plumbing "As Built" Drawings	6,941	SF	0.08	583
Pressure Test Domestic / DWV Lines	6,941	SF	0.04	292
Disinfect Domestic Water Lines	6,941	SF	0.03	194
Pipe Labeling / Tagging	6,941	SF	0.07	486
One Year Contractor Service Warranty	6,941	SF	0.06	389
D30 HVAC	3872	SF	=	94,543
HVAC Systems				
Variable Refrigerant Flow HVAC System	8	TN	7731	61,852
Ductwork				
Galv. Rectangular & Round Duct (over 5000#)	660	LB	10.92	7,210
Duct Insulation				
Duct Insulation / Liner, 2" Thk, 1½ Lb Density	462	SF	4.92	2,273
Louvers & Dampers				
Louvers, Fixed Blade, Stormproof	9	SF	116.93	1,052
Kynar Finish / Color By Architect	9	SF	67.92	611
Supply & Exhaust Fans & Vents				
Ceiling Right Angle Exh. Fan, 375 CFM (EXH-01)	1	EA	539	539
Ceiling Right Angle Exh. Fan, 225 CFM (EXH-02, 04)	2	EA	440	880
Ceiling Right Angle Exh. Fan, 100 CFM (EXH-03)	1	EA	382	382
Unit Heaters				
Electric Cove Heater (UH-01 thru 04)	4	EA	1559.05	6,236
Controls System				
Basic Thermostat Controls w/ Interlock Wiring	3,872	SF	1.34	5,183
HVAC Specialties				
Vibration Isolation & Seismic Restraint	3,872	SF	0.59	2,278
HVAC Shop Drawings	3,872	SF	0.32	1,220
HVAC "As Built" Drawings	3,872	SF	0.23	895
Submittals and Close Out Documentation	3,872	SF	0.21	814
Operation & Maintenance Manuals (O & M's)	3,872	SF	0.08	325
Inspection & Limited Commissioning	3,872	SF	0.34	1,302
Owner Training For Operating Personnel	3,872	SF	0.08	325
One Year Contractor Service Warranty	3,872	SF	0.11	407
Piping / Equipment Labeling & Tagging	3,872	SF	0.06	217
Concrete Pad For Condensing Unit	1	EA	541	541
D40 Fire Protection		SF	=	
None In This Contract				
D50 Electrical Service & Distribution	3872	SF	=	99,467

Panels				
Panelboard, 400A, 480 volt, MCB, 42 ckt., w/1P brkrs	1	EA	15,113	15,113
Panelboard, 225A, 480 volt, MLO, 42 ckt., w/1P brkrs	2	EA	10,019	20,039
Panelboard, 225A, 208 volt, MCB, 42 ckt., w/1P brkrs	1	EA	10,628	10,628
Panelboard, 100A, 208 volt, MLO, 30 ckt., w/1P brkrs	3	EA	4,768	14,305
Panelboard steel support	7	EA	318	2,224
Interior Distribution Transformers				
Transformer, 75 KVA, 3 phase, 480/120/208	1	EA	7,348	7,348
House keeping pad, 3'x3'x6"	1	EA	192	192
Panel Feeders				
1-4" PVC, 4' deep, concrete encased	100	LF	62.09	6209.47
4" RGS elbow	2	EA	354	708.30
4" PVC Sch. 40 adapter	2	EA	65.60	131.20
600 kcmil THHN wire, copper	480	LF	22.02	10,569
2 1/2" EMT w/ 11 coup, 2 elbows & 2 term. per 100'	40	LF	23.01	920
2 1/2" EMT elbow	6	EA	102	612
2 1/2" EMT connector	6	EA	110	663
2 1/2" EMT coupling	12	EA	110	1,325
#4/0 THHN wire, copper	160	LF	10.31	1,649
#4 THHN wire, copper	40	LF	2.92	117
1 1/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	160	LF	13.85	2,216
1 1/4" EMT elbow	12	EA	33.42	401
1 1/4" EMT connector	8	EA	35.72	286
1 1/4" EMT coupling	30	EA	28.35	850
#2 THHN wire, copper	680	LF	3.97	2,699
#8 THHN wire, copper	170	LF	1.54	262
D52 Lighting & Branch Wiring	3872	SF	=	134,013
Light Fixtures				
Type: AG	29	EA	537	15,566
Type: H	7	EA	529	3,701
Type: J	2	EA	375	751
Type: K	2	EA	529	1,058
Type: SW1	16	EA	765	12,244
Type: XB	5	EA	478	2,388
Type: XRH	1	EA	273	273
Type: XC	2	EA	375	751
Type: XWB	13	EA	375	4,880
Lighting Conduit & Wire				
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	780	LF	8.22	6,413
3/4" EMT connector	154	EA	13.99	2,155
3/4" EMT field bend	154	EA	9.82	1,512
4" Square box w/cover (ring), support	77	EA	57.72	4,444

#12 THHN wire, copper	4240	LF	0.94	3,999
Fixture whip, (3) #12THHN	77	EA	45.98	3,540
Lighting Controls				
Switch, 20 amp, 1 pole, w/box, ring, cover	2	EA	143	285
Switch, 20 amp, 3 way, w/box, ring, cover	1	EA	163	163
Dimmer Switch, LED, w/box, ring, cover	1	EA	416	416
3-way Dimmer Switch, LED, w/box, ring, cover	1	EA	424	424
Key Switch, 20 amp 1 pole, w/box, ring, cover	2	EA	169	338
Occupancy Sensor, 1-pole, wall, w/box, ring, cover	7	EA	292	2,045
Occ Sensor, ceiling, w/box, ring, cover	5	EA	414	2,070
Remote power pack	5	EA	150	749
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	380	LF	8.22	3,124
3/4" EMT connector	38	EA	13.99	532
3/4" EMT field bend	38	EA	9.82	373
4" Square box w/cover (ring), support	19	EA	57.72	1,097
#12 THHN wire, copper	1840	LF	0.94	1,736
Receptacles				
Duplex Receptacle, 20 amp, w/box, ring, cover	36	EA	142	5,097
Quad Receptacle, 20 amp, w/box, ring, cover	21	EA	176	3,702
GFI Receptacle, 20 amp, w/box, ring, cover	4	EA	181	724
WPGFI Receptacle, 20 amp, w/box, ring, wp cover	6	EA	199	1,196
Receptacle Conduit & Wire				
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	2020	LF	8.22	16,609
3/4" EMT connector	134	EA	13.99	1,875
3/4" EMT field bend	134	EA	9.82	1,315
4" Square box w/cover (ring), support	67	EA	57.72	3,867
#12 THHN wire, copper	12080	LF	0.94	11,395
Equipment Connections				
BCC- Equipment Connection	1	EA	138	138
Fan coil unit - Equipment Connection	5	EA	138	690
Air handling unit - Equipment Connection	1	EA	208	208
Overhead door - Equipment Connection	2	EA	822	1,644
Unit heater - Equipment Connection	4	EA	138	552
Water heater - Equipment Connection	1	EA	157	157
Equipment Conduit & Wire				
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	450	LF	8.22	3,700
3/4" EMT connector	28	EA	13.99	392
3/4" EMT field bend	28	EA	9.82	275
4" Square box w/cover (ring), support	14	EA	57.72	808
#12 THHN wire, copper	2800	LF	0.94	2,641
D53 Communication & Branch Wiring	3872	SF	=	21,454
Fire Alarm System				

Fire Alarm	3872	SF	3.87	14,968
Telecom System (rough in)				
1" EMT w/ 11 coup, 2 bends & 2 term. per 100'	290	LF	10.50	3,044
1" EMT connector	58	EA	18.41	1,068
1" EMT field bend	58	EA	10.69	620
4 11/16" Square box w/cover (ring), support	29	EA	60.46	1,753
D54 Special Electrical Systems	3872	SF	=	1,821
Grounding & Lightning Protection Systems				
Misc. grounding	1	LS	1,821	1,821
E10/20 Equipment & Furnishings	3872	SF	=	27,054
Counter Tops, plastic laminate	86	LF	114	9,804
Counter Tops, stainless steel	24	LF	719	17,250
Maintenance Building				\$576,254
A10 Foundations	3069	SF	=	21,334
24" Wide x 12" Deep - Strip Footing	260	LF	82.05	21,334
A15 Slab On Grade	3069	SF	=	27,830
5" Standard SOG, WWF, VB, Gravel Base, Form, Finish	2715	SF	10.25	27,830
B15 Roof Structure	3069	SF	=	42,013
2x8	1305	LF	5.86	7,651
2x10	936	LF	4.15	3,882
Wood Trusses	3000	SF _{Floor}	6.56	19,683
7/16" Plywood w/ weather barrier	3000	SF	3.60	10,797
B20 Exterior Walls	3069	SF	=	92,239
Wood Siding	1226	SF	13.17	16,144
Metal Panel Siding, corrugated	1900	SF	7.86	14,926
8" CMU	3126	SF	14.16	44,265
3/4" Plywood w/ weather barrier	1900	SF	3.36	6,378
2-1/2" Rigid Insulation	3126	SF	3.37	10,526
B22 Exterior Windows	3069	SF	=	6,943
Fixed Aluminum Frame (Storefront), insul glass	70	SF	99.18	6,943

B23 Exterior Doors	3069	SF	=	65,890
3'x7' alum./ full glass door w/ alum. frame/panic hdw	1	EA	5,723	5,723
3'x7' HM door w/hm. frame, paint, & panic hdwr.	1	EA	4,365	4,365
Roll-up Overhead Steel Door 16' x 10' (sectional)	6	EA	9,300	55,801
B30 Roofing	3348	SF	=	54,333
5V Crimp Metal Roofing Panels	3348	SF	8.71	29,151
7/16" Plywood w/ weather barrier	3348	SF	3.60	12,050
R-30 Insulation	3348	SF	2.92	9,760
Ridge Cap	104	LF	12.29	1,278
Prefinished Metal Soffit	136	SF	15.40	2,094
C10 Interior Partitions & Windows	3069	SF	=	22,726
8" Concrete Block, grouted	1134	SF	18.75	21,267
5/8" Gyp Brd-1 side on 2x4 wood studs, batt	236	SF	6.18	1,458
C12 Interior Doors	4	Opng	=	11,120
3'x 7' SCW door w/ HM frame, paint, & hdwr (8-3/4" D)	3	EA	2,392	7,176
Pair 3'x 7' SCW door w/ HM frame, paint, & hdwr (8-3/4" D)	1	PR	3,943	3,943
C13 Interior Specialties	3069	SF	=	2,057
Mirror w/ SS Frame, 24"W x36"H	1	EA	251	251
Toilet Tissue Dispenser, Double Roll	1	EA	63.48	63.48
Robe or Coat Hook	1	EA	42.17	42.17
Electric Hand Dryer	1	EA	1,312	1,312
Soap Dispenser	1	EA	121	121
Stainless Steel Grab Bars, 18"	1	EA	78.82	78.82
Stainless Steel Grab Bars, 36"	1	EA	90.77	90.77
Stainless Steel Grab Bars, 42"	1	EA	98.89	98.89
C30 Finishes	3069	SF	=	17,466
Wall Finishes				
Paint (low-VOC) masonry or conc., primer & 2 coats- spray	4060	SF	0.92	3,724
Floor Finishes				
Seal Coat Concrete (low-VOC)	1984	SF	0.55	1,092
Vinyl Composition Tile w/ low VOC adhesive	710	SF	7.03	4,992
Rubber Base, Cove w/ low VOC adhesive	142	LF	3.63	516

Ceiling Finishes				
Paint (low-VOC) Ceiling, 3 coats, Spray	1984	SF	1.07	2,123
Gyp Board Ceiling,taped,finish,paint,susp system	710	SF	7.07	5,020
D20 Plumbing	3069	SF	=	38,302
Plumbing Fixtures				
Lavatory, Wall Hung, ADA (P-1A)	1	EA	1938	1,938
Water Closet, Tank Type, Floor Mtd, Hdcp'd. (P-2A)	1	EA	1929	1,929
S/S Sink, Single Compartment (P-4A)	1	EA	1747	1,747
Floor Drain w/P Trap (P-9A)	1	EA	535	535
½" Hose Bibb w/Vacuum Breaker (P-10A)	1	EA	204	204
Electric Water Heater, 18 Gal (DWH-3)	1	EA	2104	2,104
Hot Water Circulating Pump, 1/6 HP, Cast Iron (RCP-3)	1	EA	2034	2,034
Domestic Water Piping				
Domestic Water Piping w/ Insul.	1	LS	15284	15,284
Sanitary Waste & Vent Piping				
Sanitary Waste & Vent Piping	1	LS	11463	11,463
Plumbing Specialties				
Vibration Isolation & Seismic Restraint	1,687	SF	0.15	261
Submittals and Close Out Documentation	1,687	SF	0.08	142
Plumbing Shop Drawings	1,687	SF	0.11	189
Plumbing "As Built" Drawings	1,687	SF	0.08	142
Pressure Test Domestic / DWV Lines	1,687	SF	0.04	71
Disinfect Domestic Water Lines	1,687	SF	0.03	47
Pipe Labeling / Tagging	1,687	SF	0.07	118
One Year Contractor Service Warranty	1,687	SF	0.06	95
D30 HVAC	3069	SF	=	52,553
Air Package Units				
Split Syst. Heat Pump, Air/Air, 2½Ton (AHU-M1)	1	EA	6824	6,824
Ductwork				
Galv. Rectangular & Round Duct (over 5000#)	1433	LB	10.92	15,654
Duct Insulation				
Duct Insulation / Liner, 2" Thk, 1½ Lb Density	1003	SF	4.92	4,935
Grilles, Registers & Diffusers				
Ceiling Diffuser	10	EA	236.80	2,368
Louvers & Dampers				
Louvers, Fixed Blade, Stormproof	16	SF	99.73	1,596
Kynar Finish / Color By Architect	16	SF	67.92	1,087
Dampers, Operating	16	SF	79.73	1,276
Motor for Damper	2	EA	652	1,305
Supply & Exhaust Fans & Vents				

Ceiling Right Angle Exh. Fan, 100 CFM (EXH-M1)	1	EA	382	382
Wall Prop Exhausters, 1500 CFM, 1/8 HP	1	EA	2411	2,411
Unit Heaters				
Elect. Unit Heater, 10KW (UH-M1 thru M4)	4	EA	2266.9	9,068
Controls System				
Basic Thermostat Controls w/ Interlock Wiring	1,687	SF	1.34	2,258
HVAC Specialties				
Vibration Isolation & Seismic Restraint	1,687	SF	0.59	993
HVAC Shop Drawings	1,687	SF	0.32	532
HVAC "As Built" Drawings	1,687	SF	0.23	390
Submittals and Close Out Documentation	1,687	SF	0.21	355
Operation & Maintenance Manuals (O & M's)	1,687	SF	0.08	142
Inspection & Limited Commisioning	1,687	SF	0.34	567
Owner Training For Operating Personnel	1,687	SF	0.08	142
One Year Contractor Service Warranty	1,687	SF	0.11	177
Piping / Equipment Labeling & Tagging	1,687	SF	0.06	95
D50 Electrical Service & Distribution	3069	SF	=	26,078
Panels				
Panelboard, 225A, 208 volt, MCB, 42 ckt., w/1P brkrs	1	EA	10,628	10,628
Panelboard, 225A, 208 volt, MLO, 42 ckt., w/1P brkrs	1	EA	6,672	6,672
Panelboard steel support	2	EA	318	635
Panel Feeders				
1-2 1/2" PVC, 4' deep, concrete encased	60	LF	50.21	3012.45
2 1/2" RSC elbow	2	EA	113.96	227.92
2 1/2" PVC Sch. 40 adapter	2	EA	32.66	65.32
2 1/2" EMT w/ 11 coup, 2 elbows & 2 term. per 100'	10	LF	23.01	230
2 1/2" EMT elbow	2	EA	102	204
2 1/2" EMT connector	2	EA	110	221
2 1/2" EMT coupling	4	EA	110	442
#4/0 THHN wire, copper	360	LF	10.31	3,711
#4 THHN wire, copper	10	LF	2.92	29.16
D52 Lighting & Branch Wiring	3069	SF	=	72,490
Light Fixtures				
Type: AG	11	EA	537	5,904
Type: J	23	EA	375	8,634
Type: B	3	EA	427	1,280
Type: SW1	8	EA	765	6,122
Type: XB	2	EA	478	955
Type: XRH	1	EA	273	273
Type: XWB	7	EA	375	2,628

Lighting Conduit & Wire				
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	550	LF	8.22	4,522
3/4" EMT connector	110	EA	13.99	1,539
3/4" EMT field bend	110	EA	9.82	1,080
4" Square box w/cover (ring), support	55	EA	57.72	3,175
#12 THHN wire, copper	2200	LF	0.94	2,075
Fixture whip, (3) #12THHN	55	EA	45.98	2,529
Lighting Controls				
Switch, 20 amp, 1 pole, w/box, ring, cover	4	EA	143	570
Switch, 20 amp, 3 way, w/box, ring, cover	2	EA	163	326
Occupancy Sensor, 1-pole, wall, w/box, ring, cover	1	EA	292	292
Occupancy Sensor, 3-way, wall, w/box, ring, cover	2	EA	340	681
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	180	LF	8.22	1,480
3/4" EMT connector	18	EA	13.99	252
3/4" EMT field bend	18	EA	9.82	177
4" Square box w/cover (ring), support	9	EA	57.72	519
#12 THHN wire, copper	720	LF	0.94	679
Receptacles				
Duplex Receptacle, 20 amp, w/box, ring, cover	7	EA	142	991
Quad Receptacle, 20 amp, w/box, ring, cover	2	EA	176	353
GFI Receptacle, 20 amp, w/box, ring, cover	20	EA	181	3,618
WPGFI Receptacle, 20 amp, w/box, ring, wp cover	3	EA	199	598
Receptacle Conduit & Wire				
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	960	LF	8.22	7,893
3/4" EMT connector	64	EA	13.99	895
3/4" EMT field bend	64	EA	9.82	628
4" Square box w/cover (ring), support	32	EA	57.72	1,847
#12 THHN wire, copper	3840	LF	0.94	3,622
Equipment Connections				
Air handling unit - Equipment Connection	2	EA	208	417
Heat pump - Equipment Connection	1	EA	187	187
Unit heater - Equipment Connection	4	EA	138	552
Water heater - Equipment Connection	1	EA	157	157
Equipment Conduit & Wire				
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	350	LF	8.22	2,878
3/4" EMT connector	16	EA	13.99	224
3/4" EMT field bend	16	EA	9.82	157
4" Square box w/cover (ring), support	8	EA	57.72	462
#12 THHN wire, copper	1400	LF	0.94	1,321
D53 Communication & Branch Wiring	3069	SF	=	9,569
Fire Alarm System				
Fire Alarm	3069	SF	2.90	8,898

Telecom System (rough in)				
1" EMT w/ 11 coup, 2 bends & 2 term. per 100'	30	LF	10.50	315
1" EMT connector	6	EA	18.41	110
1" EMT field bend	6	EA	10.69	64.17
4 11/16" Square box w/cover (ring), support	3	EA	60.46	181
D54 Special Electrical Systems	3069	SF	=	1,092
Grounding & Lightning Protection Systems				
Misc. grounding	1	LS	1,092	1,092
E10/20 Equipment & Furnishings	3069	SF	=	12,219
Counter Tops, stainless steel	17	LF	719	12,219
Sitework - Phase 1a				#####
G10 SITE PREPARATION	25	AC	=	920,493
G1010 Site Clearing				
Strip & Stockpile Topsoil	6903	CY	16.46	113,621
Retaining Wall				
Segmental Retaining Wall, 12" Thck	7988	SF	19.03	152,051
G1030 Site Earthwork				
Cut and Fill W/ 200 HP Dozer, 150' haul	13807	LCY	7.83	108,091
Mobilization & Demob. of Excavation Equipment (Min)	1	EA	22,080	22,080
Detention pond	1	LS	77,315	77,315
Erosion Control				
Geotextile Fabric, Jute Mesh 4' Wide	800	SY	2.90	2,318
Silt Fence, Polypropylene, 3' High	162	LF	2.49	403
Rip-Rap, Machine-Placed for Slope Protection	5	LCY	112	561
Finish Grading				
Redistribute stockpiled topsoil	6903	CY	9.96	68,746
Fine Grading	62000	SY	6.05	375,307
G20 SITE IMPROVEMENTS	25	AC	=	9,288,424
G20 Roadways & Parking				
Asphalt Paving, 6"Stone, 2"Surface	10905	SY	45.30	493,963
Asphalt Paving, 8"Stone, 2.5"Binder, 1.5"Surface	3289	SY	52.67	173,216
Concrete Curb & Gutter	4506	LF	19.33	87,103
Signage				
Traffic Control Signs 18"x24"	6	EA	152	911
Pavement Markings Thermoplastic, 4" Wide incl. Layout	54	LF	6.88	372
Pavement Markings or Gore Lines	300	SF	3.44	1,031

Handicap Symbols	5	EA	99.53	498
Handicap Sign	5	EA	465	2,324
Traffic Control Signs 18"x24"	5	EA	164	818
G2030 Pedestrian Paving				
Concrete Sidewalk 4", cast on ground	73469	SF	8.25	606,380
Concrete Pavement, 6" Thk	832	SY	46.99	39,100
Brick Pavers, 4x8x2¼", Gravel Base, Sand Bed	2223	SF	32.99	73,341
Asphalt Paving, 4" Stone, 4" Surface	1786	SY	31.84	56,870
Green Synthetic Turf	16296	SF	13.48	219,646
G2040 Site Development				
Temporary Gravel Entrance - 8" gravel (includes removal)	275	SY	19.58	5,386
Fencing				
Tree Protection Fencing	4835	LF	5.25	25,398
Fall Protection Fencing, 42"	415	LF	74.90	31,082
5' H Chain Link Fence, 9 ga. Vinyl Coated Galv. steel	1106	LF	21.36	23,628
Sngl Gate for 5' chain link fence, 3' Opening	2	EA	619	1,239
Dbl Swing Gate for 5' chain link fence, 12' Opening	2	EA	1,619	3,239
6' H Chain Link Fence, 9 ga. Vinyl Coated Galv. steel	2640	LF	30.68	80,984
Sngl Gate for 6' chain link fence, 3' Opening	10	EA	643	6,432
Dbl Swing Gate for 6' chain link fence, 12' Opening	6	EA	1,702	10,214
Other Site Improvements				
Concrete Bench w/Wood Rail Back, 8' Lg.	2	EA	2,276	4,552
Composite Seating	43	LF	77.31	3,325
Playground Surfacing, Resilient Rubber, 4" Thk	1	LS	500,000	500,000
Flagpole, aluminum tapered, 30' incl base and found	2	EA	4,005	8,010
48" Wide x 48" Long x 12" Deep - Column Footing	12	EA	579	6,946
24" Wide x 12" Deep - Strip Footing	255	LF	82.05	20,924
48" Wide x 12" Deep - Strip Footing	2760	LF	117	324,126
8" CMU Foundation Wall, Vertical Rebar w/Grout Fill	4750	SF	27.02	128,334
Stone Veneer	1335	SF	78.64	104,981
Stone Coping	200	LF	88.69	17,738
Column Cap	14	EA	354	4,961
Multi-Use Field				
Synthetic Turf	183875	SF	15.46	2,843,161
#78 Stone	851	CY	77.31	65,795
#57 Stone	11917	CY	83.76	998,138
Geotex	20431	SY	2.90	59,196
Soccer Goal	2	PR	4,845	9,689
Picnic Structures				
Small Picnic				
Structure	6	EA	45,100	270,601
Large Picnic				
Structure	1	LS	57,986	57,986
Baseball Field				

Backstop Netting System	1810	LF	19.33	34,985
Clay Brick Pavers, Sand Bed	370	SF	33.06	12,231
Site Structures				
Batting Cages	8	EA	3,221	25,772
Dugout Canopy	8	EA	2,577	20,617
G2050 Landscaping				
Seeded, Turf Mix, mulch fertilizer	221	MSF	98.20	21,703
Seeding Athletic Fields, Hydro w/Mulch & Fertilizer	25	MSF	66.27	1,657
Mulch, Pine Straw	6500	SY	5.21	33,885
3 Gal Shrubs	62	EA	78.53	4,869
Up to 8' Ht.	45	EA	181	8,167
Up to 12' Ht.	23	EA	363	8,348
Grove Plantings	1	LS	12,886	12,886
Woodland Plantings	1	LS	16,107	16,107
Ornamental Plantings	1	LS	10,309	10,309
Bluegrass Sod	99	MSF	550	54,424
Site Irrigation, PVC w/Pop Up Spray, 10' Radius	371308	SF	2.30	855,264
Irrigation System 1½" Supply	371308	SF	2.14	795,564
G30 SITE MECHANICAL UTILITIES	25	AC	=	1,176,336
G3010 Water Supply				
1½" Red. Press. Backflow Preventer w/ Ball Valves	1	EA	1,932	1,932
2" C901 Class 160 Polyethylene	64	LF	7.03	450
3" Gate Valve	2	EA	4,178	8,357
3" DIMJ Pipe	1210	LF	91.62	110,866
3" DIMJ 90° Elbow	4	EA	539	2,157
Excavating Trencher 4"-16" wide & 6' deep incl. backfill	1274	LF	11.03	14,056
G3020 Sanitary Sewer				
4" PVC Yard Clean Out	7	EA	140	980
4" PVC, DWV (B/G) w/o Ftgs	655	LF	11.11	7,278
Septic Drain Fields				
1500 gal. Septic Tank, 600 sf Field, (200 LF RUN)	2	EA	29,844	59,688
Excavate & Backfill-Heavy Soil / Clay (¾ CY)	1870	CY	20.30	37,961
Hauling, 12 cy dump truck, 10 mile cycle (35mph)	769	LCY	10.22	7,857
Excavating Trencher 16"-24" wide & 6' deep incl. backfill	1353	LF	11.78	15,944
G3030 Storm Sewer				
12" RCP w/Gaskets, Excl Excavation & Backfill	87	LF	47.40	4,124
15" RCP w/Gaskets, Excl Excavation & Backfill	225	LF	58.19	13,092
18" RCP w/Gaskets, Excl Excavation & Backfill	100	LF	67.45	6,745
24" RCP w/Gaskets, Excl Excavation & Backfill	540	LF	91.81	49,575
30" RCP w/Gaskets, Excl Excavation & Backfill	64	LF	186	11,880
42" RCP , Excluding Excavation & Backfill	154	LF	281	43,301
8" AFS Corrugated Excl. Excavation & Backfill	441	LF	15.08	6,652

12" HDPE, Solid Walled	55	LF	23.19	1,276
15" HDPE, Solid Walled	930	LF	25.77	23,968
18" HDPE, Solid Walled	520	LF	28.35	14,741
24" HDPE, Solid Walled	540	LF	28.99	15,656
30" HDPE, Solid Walled	881	LF	30.93	27,246
36" HDPE, Solid Walled	528	LF	31.57	16,669
Excavating Trencher 16"-24" wide & 8' deep incl. backfill	1917	LF	15.98	30,633
Excavating Trencher > 24" wide & 8' deep incl. backfill	3148	LF	34.38	108,233
12" Corrugated perforated HDPE Excl. Excavation & Backfill	2625	LF	19.79	51,945
Concrete Flared End Section,	6	EA	1,020	6,120
Precast Riser Outlet Structure	2	EA	5,154	10,309
Distribution Box, Concrete, 5 Outlets	7	EA	239	1,671
Precast Catch Basins, 6' Deep Incl.Grate, Excavation & B.F.	20	EA	8,285	165,699
Curb Inlet, frame, grate & curb box, 24"x36"	4	EA	2,479	9,916
Synthetic Turf Drain	17078	SF	10.31	176,051
Bioretention Area	1	LS	41,234	41,234
Baseball Field #3 Underfield Drainage	1	LS	57,986	57,986
Spillway Filters	1	LS	10,309	10,309
Rip-Rap, Machine-Placed for Slope Protection	19	SY	199	3,780
G40 SITE ELECTRICAL UTILITIES	25	AC	=	1,418,089
G4010 Electrical Distribution				
Transformer pad (vault)	2	EA	4,025	8,049
G4020 Site Lighting				
Musco Lighting	1	LS	1,000,000	1,000,000
Musco Lighting (FBO), terminate feeder at pole	22	EA	415	9,130
Light Fixtures				
Type: Q	10	EA	462	4,617
Type: SL	20	EA	4,410	88,198
Type: SB	17	EA	2,253	38,298
Type: SP	8	EA	375	3,003
Light Pole Base (SL)	20	EA	1,035	20,702
Bollard Base (SB)	17	EA	569	9,668
Flood Base (SP)	8	EA	273	2,185
Lighting Conduit & Wire				
1" PVC Sch. 40 conduit	3400	LF	4.30	14,630
1" PVC elbow	96	EA	24.82	2,383
1" PVC Sch. 40 adapter	96	EA	21.39	2,053
1 1/2" PVC Sch. 40 conduit	9100	LF	5.66	51,503
1 1/2" PVC elbow	44	EA	44.65	1,965
1 1/2" PVC Sch. 40 adapter	44	EA	25.95	1,142
1 1/2" RGS w/ 11 coup, 2 bends & 2 term. per 100'	220	LF	33.33	7,333
#10 THHN wire, copper	10200	LF	1.21	12,359

#8 THHN wire, copper	9100	LF	1.54	14,031
#2 THHN wire, copper	27300	LF	3.97	108,361
Chain Trenching, 8"x36", backfill	12400	LF	1.49	18,479

COMMUNITY ENGAGEMENT: STATISTICALLY VALID SURVEY RESULTS

High Priority Investment- Programming Needs (@ Frazier Farm Park)

- Outdoor music/ concerts
- Art/performance
- youth sports
- family events
- music classes
- teen sports

High Priority Investment- Facility Needs (@ Frazier Farm Park)

- Dog Park
- Community gardens
- Amphitheater

High Priority Investment- Recreation needs-Adults

- Adult fitness and wellness

PRO FORMA FINDINGS

- Athletics revenue - \$391,288
- Event zone revenue- \$254,850
- *Excludes Staffing. Maintenance, and other Expenditures.
- Cost recovery with assumed high level expenditures is 85% and 78% respectively.
- Dog Park revenue is higher than expenditures- greater cost recovery.

COSTS + PHASING OPTIONS

See excel sheet.

Athletic zone

Description	Revenue	Description
fields	\$ 165,838.00	Athletic manager salary
shelter rentals	\$ 1,500.00	FT maintenance staff
shelter rentals	\$ 625.00	Maintenance - ball fields
sports fields	\$ 16,000.00	Maintenance - ball fields
sports fields	\$ 5,000.00	Maintenance - ball fields
sports fields	\$ 12,800.00	parking
sports fields	\$ 4,000.00	storage
sports fields	\$ 9,600.00	program supplies
sports fields	\$ 3,200.00	uniforms
sports fields	\$ 9,600.00	concessions
sports fields	\$ 3,200.00	safty supplies
sports fields	\$ 9,600.00	misc.
sports fields	\$ 3,200.00	sports officials
field lights	\$ 1,200.00	other services and charges
field lights	\$ 450.00	
concessions	\$ 1,200.00	
concessions	\$ 450.00	
field prep	\$ 3,000.00	
field prep	\$ 2,000.00	utilities split 75%
sponsorship	\$ 10,400.00	
sponsorship	\$ 4,225.00	
sponsorship	\$ 1,200.00	
sponsorship	\$ 2,400.00	
sponsorship	\$ 5,600.00	
naming rights	\$ 15,000.00	
naming rights	\$ 13,500.00	
naming rights	\$ 31,500.00	
naming rights	\$ 55,000.00	
TOTAL	\$ 391,288.00	

Event Zone

Description	Revenue	Description
Events revenue	\$ 98,790.00	recreation superintendent
rentals-amphitheater	\$ 6,000.00	events manager
rentals-amphitheater	\$ 3,600.00	program manager
event lawn	\$ 10,000.00	program staff
event lawn	\$ 5,600.00	Maintenance-event lawn
weddings	\$ 40,000.00	wooded area
meeting rooms	\$ 2,880.00	amphitheater
meeting rooms	\$ 1,080.00	parking
event vendor booths	\$ 4,400.00	concessions/ event center/ re:
food trucks	\$ 500.00	storage
alcohol permits	\$ 4,500.00	program supplies
naming rights	\$ 9,500.00	events

naming rights	\$	9,500.00	safty suppplies
naming rights	\$	5,500.00	misc.
naming rights	\$	8,000.00	utilities- split 25%
naming rights	\$	25,000.00	
naming rights	\$	20,000.00	
TOTAL	\$	254,850.00	

Dog Park

Description	Revenue	Description
	\$	8,000.00
	\$	3,000.00
	\$	3,200.00
	\$	1,200.00
TOTAL	\$	15,400.00

Expenditure	Cost Recovery
\$ 48,786.00	
\$ 45,507.00	
\$ 21,000.00	
\$ 8,000.00	
\$ 5,000.00	
\$ 2,870.00	
\$ 6,850.00	
\$ 15,000.00	
\$ 26,000.00	
\$ 3,525.00	
\$ 5,000.00	
\$ 5,000.00	
\$ 21,131.00	
\$ 2,500.00	
\$ 35,010.00	
\$ 12,000.00	
\$ 30,000.00	
\$ 10,000.00	
\$ 80,000.00	
\$ 10,000.00	
\$ 10,000.00	
\$ 12,000.00	
\$ 23,185.00	
\$ 14,151.00	
\$ 2,000.00	
\$ 5,000.00	
\$ 459,515.00	85.15238893

Expenditure
\$ 28,238.00
\$ 48,786.00
\$ 48,786.00
\$ 10,649.00
\$ 5,500.00
\$ 8,000.00
\$ 4,000.00
\$ 2,870.00
\$ 46,800.00
\$ 6,850.00
\$ 15,000.00
\$ 50,000.00

\$	5,000.00
\$	5,000.00
\$	40,000.00

\$	325,479.00	78.29998249
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Expenditure	
\$	6,480.00

\$	6,480.00	237.654321
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Town Budget	Facility	Construction Budget
\$ 7 Million		

Event Zone		
	Site work	\$ 658,891.00
	Event Center	\$ 2,859,087.00
	Amphitheater	\$ 372,205.00
	Site work	\$ 2,888,424.00
	TOTAL	\$ 6,778,607.00

Athletic Zone		
	Site work-road	\$ 658,891.00
	Site Preparation	\$ 920,493.00
	mechanical utilities	\$ 1,176,336.00
	electrical utilities	\$ 1,418,089.00
	Site Improvements	
	synthetic turf	\$ 2,843,161.00
		\$ 65,795.00
		\$ 998,138.00
		\$ 59,196.00
		\$ 9,689.00
	TOTAL	\$ 8,149,788.00

\$ 10 Million		
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Event Zone	Site work	\$ 658,891.00
	Event Center	\$ 2,859,087.00
	Amphitheater	\$ 372,205.00
	Playground	\$ 500,000.00
	Dog Park	
	Fence	\$ 23,628.00
	Gate	\$ 3,239.00
	Mulch	\$ 33,885.00
	Shelter	\$ 451,002.00
	Site work	\$ 2,888,424.00
	TOTAL	\$ 7,790,361.00

Athletic Zone		
	Site work-road	\$ 658,891.00
	Site Preparation	\$ 920,493.00
	mechanical utilities	\$ 1,176,336.00
	electrical utilities	\$ 1,418,089.00
	Site Improvements	
	synthetic turf	\$ 2,843,161.00
		\$ 65,795.00
		\$ 998,138.00
		\$ 59,196.00
		\$ 9,689.00
	Octagon building	\$ 1,062,061.00

Maintenance building	\$	576,254.00
Parking*		
TOTAL	\$	9,788,103.00

\$ 15 Million

Event Zone	Site work	\$	658,891.00	
	Event Center	\$	2,859,087.00	
	Amphitheater	\$	372,205.00	
	Playground	\$	500,000.00	
	All site improvements	\$	1,882,091.00	
	Dog Park			
	Fence			
	Gate			
	Mulch			
	Shelter			
	Trellis with swings			\$ 20,617.00
	Composite decking			\$ 38,657.00
	Wetland observation			\$ 38,657.00
	Arbor			\$ 12,886.00
	Site work	\$	2,888,424.00	
	TOTAL	\$	9,160,698.00	

Athletic Zone

Site work-road	\$	658,891.00
Site Preparation	\$	920,493.00
mechanical utilities	\$	1,176,336.00
electrical utilities	\$	1,418,089.00
Site Improvements	\$	9,288,424.00
TOTAL	\$	13,462,233.00